



TOWN OF RICHMOND

RICHMOND TOWN CENTER
203 Bridge Street, P.O. Box 285
Richmond, Vermont 05477



**Richmond Development Review Board
Decision March 25, 2008 for
Donald and Laurel Palmer
642 Palmer Lane
Richmond, VT 05477**

PA
0642

20883

In RE: Donald and Laurel Palmer – Final Subdivision Application 08-015 for a two-lot residential subdivision, Lot 1 being 8.5 acres with an existing residence and Lot 2 proposed as a new single-family residential lot of 10.4 acres with a shared driveway off Palmer Lane, Parcel PA0246 in Richmond's Agricultural / Residential Zoning District.

On March 12, 2008, Donald Palmer was sworn in and appeared before the Richmond Development Review Board (DRB) to seek approval for the referenced application. The hearing was closed on March 12, 2008.

The DRB considered the following:

1. Preliminary subdivision application approval #07-188.
2. A plan entitled "A Plat Showing a Survey of a Portion of Lands of Donald F. and Laurel J. Palmer", dated July 31, 2007, last revised 12-20-07, and prepared by Ronald Larose, LS, showing Lot #1 and Lot #2 with USGS inset
3. Proposed Deed Language for Lot 1 and Lot 2
4. State Wastewater System and Potable Water Supply Permit #WW-4-3015
5. Richmond Access Permit #08-008 for two single-family houses (640 & 642 Palmer Lane) and one agricultural lot (Parke), with an ADT of 20 plus the traffic from one agricultural use
6. Draft Road Maintenance Agreement
7. Testimony of Donald Palmer, Lauck Parke, and Patricia Gilbert

Findings of Fact:

1. The final application is complete for the proposed 2-lot residential subdivision and includes all requirements from the preliminary subdivision approval #07-188, including E-911 parcel numbering and easement locations.
2. Proposed Lot 1 will have an area of 8.5 acres and contain the existing Palmer residence. Proposed Lot 2 will have an area of 10.4 acres for a new single-family home.
3. State water and wastewater rules for both lots have been met as evidenced by state permit WW-4-3015.
4. The proposed shared driveway meets the technical standards for access to serve Lot 1, Lot 2 and the Parke agricultural lot (Ag lot from Palmer to Parke, Volume 181, Page 433).
5. A new "Road Maintenance Agreement" for the shared driveway to be located on Lot 2 and partially within Town Highway #20 has been recorded in the Richmond Land Records, Volume 181, Page 200.

Board Decision:

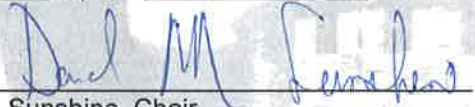
The Board approves the referenced application with the following conditions:

1. The project shall be developed in substantial conformance with the above referenced plans.
2. A new "Road Maintenance Agreement" for the shared driveway to be located on Lot 2 and partially within Town Highway #20 has been recorded in the Richmond Land Records, Volume 182, Page 460.
3. The proposed shared driveway meets the technical standards for access to serve Lot 1, Lot 2 and the Parke agricultural lot (Palmer to Parke, Volume 181, Page 433) and it shall be the only vehicular access to serve those three lots. Any modification to the approved access shall first be reviewed by the Richmond Selectboard if within the Town Highway #20 right-of-way, and if necessary, also reviewed by the Development Review Board as determined by the Administrative Officer.

4. Applicant must provide, at the same time the final subdivision plat is submitted for recording, a digital file of the survey data, so that the town parcel data may be updated. Applicant is advised to contact Judy Bond (802-899-1998) to confirm the format and methods of delivery for the digital data.
5. Any other applicable zoning regulations or town public works specifications not expressly waived in this decision must be complied with.
6. This decision shall not relieve the Applicant from its obligations to obtain all other applicable required Federal, State and local permits.
7. This decision shall be recorded, with the final subdivision plat, within 180 days of the date of this decision.


The applicants and interested parties are hereby notified that if they disagree with this decision, they have the right, under 24 V.S.A. 4471, to appeal to the Environmental Court. The appeal must be filed within thirty days of the date of this decision, and be in accordance with the governing rules of procedure and rules of the Vermont Environmental Court.

DATED this 25 day of MARCH, 2008


David M. Sunshine, Chair
Richmond Development Review Board

RICHMOND, VT TOWN CLERK'S OFFICE

Received for record
May 27 A.D. 2008
At 9 o'clock 10 minutes AM
and recorded in Book 183 Page 504-
of Land Records. 505

Attest:

Town Clerk